

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS  
MINUTES OF THE MEETING OF

February 15, 2013

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Chuck Stevenson, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of February 15, 2013, together with the maps and staff reports attached thereto and incorporated therein by reference.

**HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.**

**PUBLIC COMMENT PERIOD**

No one coming forward.

**CONSENT AGENDA:**

1. [Planning Department Hearing Minutes - February 1, 2013.](#)  
[Minutes Reviewed on February 4, 2013 by Chuck Stevenson, Hearing Officer.](#)  
[Recommendation: Receive and File](#)

**POST MEETING RESULTS: RECEIVED AND FILED.**

Received and Filed.

Thereafter, on motion of the hearing officer, the Planning Department Hearing Minutes of February 1, 2013 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

**HEARING ITEMS:**

2. [Continued hearing to consider a request by ART & HELEN GILLINGHAM for a Minor Use Permit/Coastal Development Permit to allow the construction of a new 2 story, approximately 2,768 square foot, single family residence with an attached garage and basement. The project will result in 2,048 square feet of Footprint and 3,690 square feet of Gross Structural Area for the overall site. The project will result in approximately 2,500 square feet of ground disturbance. The proposed project is within the Residential Single Family land use category, and is located at 655 Drake Street, in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA](#)

(Cont'd. from the February 1, 2013 PDH). County File Number: DRC2011-00103  
Assessor Parcel Number: 023-065-014 Supervisorial District: 2 Date Accepted: November  
29, 2012 Xzandrea Fowler, Project Manager Recommendation: Approve

**POST MEETING RESULTS: APPROVED**

Xzandrea Fowler, Project Manager: presents staff report via a power point presentation.

Arthur Gillingham, Applicant: states intention of project.

Bruce Koontz, Architect for Applicant: speaks as to project. Chuck Stevenson, Hearing Officer: questions proposed use of color scheme. Mr. Koontz responds.

Chuck Stevenson, Hearing Officer: questions Architect regarding height of deck railing and types of siding used with Mr. Gillingham and Mr. Koontz responding.

Evan Matzner, Richard Ellsworth, Bill Warren, Neighbors: states concerns regarding project.

Art Gillingham, Applicant: responds to neighbor's concerns.

Bruce Koontz, Architect: responds to neighbor's concerns.

Chuck Stevenson, Hearing Officer: questions staff regarding location of riparian vegetation and buffer area. Xzandrea Fowler, Project Manager, responds.

Chuck Stevenson, Hearing Officer: states we will take a moment to let staff meet with the Applicant and Agent, while we go on to the next item.

3. Hearing to consider a request by CORRAL DE PIEDRA LAND COMPANY (WASTE CONNECTIONS) for a Minor Use Permit to allow a 39,950 square foot outdoor storage yard for consolidation of San Luis Garbage and South County Sanitary waste collection services. The project does not involve the construction of any new buildings, but will include the remodel of the existing structures to meet current building codes and tenant improvements for the proposed uses. The proposed project is within the Industrial land use category and is located at 4388 Old Santa Fe Road, adjacent to the San Luis Obispo Regional Airport, also adjacent to the southeastern city limits of San Luis Obispo. The site is in the San Luis Obispo planning area. This project is exempt under CEQA. County File Number: DRC2012-00030 APN(s): 076-371-025 & 076-371-031 Supervisorial District: 3 Date Accepted: November 12, 2012 Stephanie Fuhs, Project Manager Recommendation: Approve

**POST MEETING RESULTS: APPROVED**

Bill Robeson, Planning Staff: presents staff report via a power point presentation.

Chuck Stevenson, Hearing Officer: questions staff if a condition is in place regarding potential code compliance for various issues. Bill Robeson responds.

Carol Florence, Agent for Applicant: states recognizes neighbor's concerns.

Emily Ewer, Associate Planner, Oasis Associates: states support of project.

Roy Ogden, Attorney for Mr. Kyle: states concerns regarding project.

Chuck Stevenson, Hearing Officer: verifies with Mr. Ogden the access routes that he suggests the trucks should take, confirms with Planning Staff if this is feasible.

Mike Simms, Owner of neighboring property: states he has no objections to project.

Chuck Stevenson, Hearing Officer: questions Mr. Simms regarding access locations with Mr. Simms responding.

Margaret McQuade, Earth Systems Pacific Representative: states support for project.

Tim Blair, Neighbor: requests trucks use access on other side of property.

Carol Florence, Agent for Applicant: responds to concerns raised.

Chuck Stevenson, Hearing Officer: verifies with Ms. Florence the number of truck trips and employee trips, goes on to question her regarding a possible odor problem.

Mr. Ogden responds to statements referring to the issue of traffic.

Chuck Stevenson, Hearing Officer: states his concerns regarding truck traffic.

Bill Robeson, Planning Staff, and Carol Florence, Agent for Applicant: respond to Hearing Officer's concerns regarding issue of truck traffic.

Bill Robeson, Planning Staff: responds to Ms. Florence's comments, states he would hesitate to implement a condition that may not be adhered to or would be difficult to monitor.

Chuck Stevenson, Hearing Officer: responds to Staff's comments, gives some possible options.

**Thereafter, on motion of the hearing officer, the request by CORRAL DE PIEDRA LAND COMPANY (WASTE CONNECTIONS) for a Minor Use Permit (DRC2012-00030) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 20 listed in Exhibit B with newly added Condition 1c to read: "Garbage truck traffic routes will be limited regarding afternoon ingress/return entry back onto the site. Afternoon garbage trucks returning to the site are limited to use of the southern end of the site at Old Santa Fe Road. Afternoon garbage truck access is prohibited at the northern access point to the site. Morning garbage truck traffic shall utilize the northern access point to exit the site, located at the north eastern portion of the property at the cul de sac on Old Santa Fe Road." Remaining Condition in that group to be renumbered to 1d. Newly added Condition 8 to read: "Prior to establishment of the use, the applicant shall comply with any ordinance and/or building code inconsistencies (i.e. landscaping improvements and condition of existing exterior lighting) to the satisfaction of the Department of Planning and Building." The remaining Conditions to be renumbered accordingly. (Document Number: 2013-012\_PDH).**

2. Continued hearing to consider a request by ART & HELEN GILLINGHAM for a Minor Use

Permit/Coastal Development Permit to allow the construction of a new 2 story, approximately 2,768 square foot, single family residence with an attached garage and basement. The project will result in 2,048 square feet of Footprint and 3,690 square feet of Gross Structural Area for the overall site. The project will result in approximately 2,500 square feet of ground disturbance. The proposed project is within the Residential Single Family land use category, and is located at 655 Drake Street, in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA (Cont'd. from the February 1, 2013 PDH). County File Number: DRC2011-00103  
Assessor Parcel Number: 023-065-014 Supervisorial District: 2 Date Accepted: November 29, 2012 Xzandrea Fowler, Project Manager Recommendation: Approve

**POST MEETING RESULTS: APPROVED**

Chuck Stevenson, Hearing Officer: returns to first item, Gillingham project.

Xzandrea Fowler, Project Manager, Bruce Koontz, Agent for Applicant: discusses compromise using stucco in a particular area and rest would be an alternative material. Discusses use of colors. Chuck Stevenson, Hearing Officer responds.

Bill Robeson, Planning Staff and Xzandrea Fowler, Project Manager: verifies with Hearing Officer where treatments will occur and use of coloring.

**Thereafter, on motion of the hearing officer, the request by ART & HELEN GILLINGHAM for a Minor Use Permit/Coastal Development Permit (DRC2011-00103) is granted based on the Findings A. through M. listed in Exhibit A and subject to the Conditions 1 through 41 listed in Exhibit B, with newly Condition 6 to read: "At the time of application for construction permits, plans submitted shall incorporate building materials with patterns or texture, such as wood-appearing horizontal lap siding, as the primary material for the exterior walls below the upper finished floor line along the east-facing elevation and wrapping around to the front elevation. The same building material shall be used on the exterior walls below the stucco band of the west-facing elevation and the garage." Newly added Condition 7 shall read: "At the time of application for construction permits, the applicant shall provide details on any proposed exterior colors. The exterior paint colors shall blend with the natural setting, such as earth-tones or taupe, and should wrap around the entire structure". The remaining Conditions shall be renumbered accordingly. (Document Number: 2013-0013\_PDH).**

**ADJOURNMENT: 11:23 a.m.**

**DONNA HERNANDEZ, SECRETARY PRO TEM  
PLANNING DEPARTMENT HEARING**